

Memorandum



Date: October 18, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M-I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000029: 11200 BISCAYNE LLC
Revised plans: Submittal Dated Stamped Received 10/11/2013

Application Name: 11200 BISCAYNE LLC

Project Location: The site is located at 11150 & 11190 BISCAYNE BLVD, Miami-Dade County.

Proposed Development: The applicant is requesting a S.E TO PERMIT RESIDENTIAL USE/NUV for a residential development consisting of 402 multi-family units. On-site private recreation is proposed.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. Biscayne Shores and Gardens Park is the nearest park to the application site located within walking distance (approximately .10 mile to the north).

**Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Gratigny Plateau Park	MINI-PARK	0.97
Oak Park	MINI-PARK	0.29
Biscayne Shores and Gardens Park	NEIGHBORHOOD PARK	6.16
Military Trail Park	NEIGHBORHOOD PARK	1.58
North Shorecrest Park	NEIGHBORHOOD PARK	0.53

Impact and demand: When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons, the 402 dwelling units would generate the need for approximately 2.33 acres of local parks.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 1 (PBD1) which has a surplus capacity of 310.91 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA. Therefore, the application meets concurrency as defined in the above policies.

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following: ***The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable***

communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

The development plan for this application includes a pedestrian circulation plan showing the ability of the residents to conveniently access public open spaces.

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor